



CAPITOL HILL

1502 - 1508 22ND AVENUE NW, CALGARY, AB

Newly-Constructed, 8-Unit, Inner-City
Townhouse Development

National Investment Team
CALGARY

CBRE

THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”), is pleased to present an exceptional opportunity to acquire a 100% freehold interest in Capitol Hill (the “Property”, or the “Offering”). The Offering includes a newly constructed, 8-unit two-storey townhouse development located in the prominent inner-city community of Capitol Hill. The Property features a spacious unit mix of one and three bedrooms units, with an average unit size 1,222 SF. There is assumable CMHC debt in-place providing favourable debt terms to a prospective purchaser.

INVESTMENT HIGHLIGHTS



Excellent opportunity to acquire a newly constructed townhouse development located in Calgary's desirable inner-city community of Capitol Hill



The development is comprised of 8 units, featuring a favourable unit mix of 4 One Bedroom and 4 Three Bedroom Units



Spacious unit sizes of 633 SF for one-bedroom units and 1,810 SF for three-bedroom units



Conveniently located near the SAIT/ACAD/Jubilee LRT Station (located a short distance south of Capitol Hill)

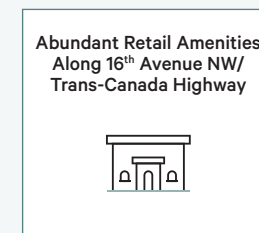
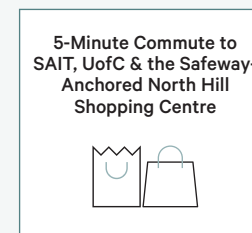


Assumable CMHC debt in-place, providing prospective purchasers with favourable LTV and amortization period

PROPERTY DETAILS

Municipal Address	1502 - 1508 22 nd Avenue NW, Calgary, AB			
Property Type	8 Two-Storey Townhouse			
Construction	Wood Frame			
Estimated Completion	2024			
Land Use	R-C2			
Total Site Size	9,865 SF (0.23 Acres)			
Number of Residential Units	8 Units			
Suite Mix	Suite Type	# Of Units	Unit Mix	Avg. Unit Size
	1 Bedroom	4	50%	633 SF
	3 Bedroom	4	50%	1,810 SF
	Total	8	100%	1,222 SF
Parking	8 Stalls (Detached Garage: 6 Stalls/Parking Pad: 2 Stalls)			
Laundry	In-Suite			

COMMUNITY AMENITIES



DEMOGRAPHICS

Demographics	2KM Radius
Population (2024)	33,316
Projected Population Change (2019 - 2024)	4.9%
Rented Dwellings	44%
Average Household Income	\$182,388
Educational Attainment (Bachelor or Higher)	50%



SOUTHERN JUBILEE AUDITORIUM

SAIT & ACAD

EARLS

16TH AVENUE NW (TRANS-CANADA HIGHWAY) (46,000 VPD)

STARBUCKS

13TH STREET NW

PETRO CANADA

NORTH HILL SHOPPING CENTRE

- SAFeway
- DOLLARAMA
- WINNERS
- Boston Pizza
- SHOPPERS DRUG MART
- Tim Hortons

CONFEDERATION PARK

21ST AVENUE NW

20TH AVENUE NW

14TH STREET NW (33,000 VPD)

CAPITOL HILL COMMUNITY CENTRE



CAPITOL HILL

22ND AVENUE NW

Drive Times	
North Hill Shopping Centre (Safeway)	4 Minutes
University of Calgary & SAIT College	5 Minutes
Downtown Commercial Core	7 Minutes
Alberta Children's Hospital & Foothills Medical Centre	10 Minutes
YYC International Airport	17 Minutes

CAPITOL HILL

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OFFERING PROCESS

Capitol Hill is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

Contact Us

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